

**JOINT EXHIBIT LIST (RE: MOTION TO CONVERT)**

Debtor The Ruins, LLC (“Debtor”) and Creditor Red River State Bank (“RRSB”) hereby provides the following Joint Exhibit List with respect to the following matters set for hearing on **November 3-4, 2025**:

- **ECF 109** – Motion by Red River State Bank to Convert Case from Chapter 11 to 7
- **ECF 131** - Joinder by Watertown Development Co to RRSB's Motion to Convert Case from Chapter 11 to 7
- **ECF 143** – Objection to Motion to Convert filed by Debtor The Ruins, LLC

EX. NO.	DATE	WITNESS	DESCRIPTION	WILL OR MAY	*STIPULATED	OFFERED	OBJECTION	RESPONSE	OBJECTION	SUBSTAINED	WITNESS	RECEIVED
			<u>Amended</u> Proof of Claim No 1 (Ruins) filed on 9/12/2025	W	X							
ECF 84			Affidavit of Charles Aarestad re: First Ruins Note [ECF 84]	W	X							
ECF			Affidavit of Charles Aarestad re: Second Ruins Note [ECF 85]	W	X							

85																			
ECF 86			Affidavit of Charles Aarestad re: Third Ruins Note [ECF 86]	W	X														
ECF 87			Declaration of Daniel Otto (President, D&M Industries) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 87]  <u>Exhibit A</u> – Recorded Statement of Claim for Mechanic’s, Materialmen’s or Laborer’s Lien on Real Property dated 2/14/2023 <u>Exhibit B</u> –Payment Records, Invoices, Payment Applications, and Lien Waivers for the Ruins Project [RRSB Ruins 03688-03758] <u>Exhibit C</u> – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Generations Project [RRSB Ruins 06048-06139] <u>Exhibit D</u> – Payment Records, Invoices, Payment Applications, and Lien Waivers for the Craig Lake Home [RRSB Ruins 03811-03917]	W	X														
ECF 88			Declaration of Kristin Jensen (KLJ Engineering, LLC) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 88]  <u>Exhibit A</u> - Craig Lake Home Invoices and Professional Services Agreement [RRSB-KLJ Engineering LLC SD Subpoena 0007, 0024-0034]	W	X														
ECF 89			Declaration of Roland Clausen (Clausen Construction) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 89]  <u>Exhibit A</u> –Estimate and Invoices for Ruins [RRSB Clausen SD Subpoena 0007-0017] <u>Exhibit B</u> –Invoices for Generations [RRSB Clausen SD Subpoena 0025-0031] <u>Exhibit C</u> – Estimate and Invoices for Parkside [RRSB Clausen SD Subpoena 0018-0024, 0035-0037] <u>Exhibit D</u> – Estimate and Invoices for Lofts [RRSB Clausen SD Subpoena 0032-0034] <u>Exhibit E</u> – Invoice for Craig Lake Property [RRSB Clausen SD Subpoena 0038]	W	X														
ECF			Declaration of Rylan Ojala (Watertight, Inc.) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 90]	W	X														

[illegible]

97			Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 97]  <u>Exhibit A</u> – Craig Development, LLC Bank Account Statement for Account ending -303 for the period of June 1, 2023 through June 30, 2023 <u>Exhibit B</u> – Jesse Craig Bank Account Statements for Account ending -641 for the period of May 4, 2022 through May 31, 2022														
ECF 98			Declaration of Clay Greenwood (First Community Credit Union) Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 98]  <u>Exhibit A</u> – Craig Development, LLC Bank Account Statements for Account ending -1711 for the period of Jan. 2020 to April 2025 <u>Exhibit B</u> – Craig Properties LLC Bank Account Statements for Account ending -4695 for the period of Jan. 2020 to April 2025 <u>Exhibit C</u> – Jesse Craig Bank Account Statements for Account ending -7124 for the period of January 2020 through March 2025	W	X												
ECF 101			Declaration of Erica Schmitt (Limoges Construction, Inc). Certifying Records Pursuant to Federal Rule of Evidence 902(11) [ECF 101]  <u>Exhibit A</u> - RRSB-Limoges SD Subpoena 0007-0045 (Ruins) <u>Exhibit B</u> - RRSB-Limoges SD Subpoena 0235-0301 (Generations) <u>Exhibit C</u> – RRSB-Limoges SD Subpoena 0128-0184 (Parkside) <u>Exhibit D</u> – RRSB-Limoges SD Subpoena 0358-0439 (Lofts)	W	X												
ECF 102			Declaration of Charles Aarestad (Red River State Bank) re: Draw Requests [ECF 102] <u>Exhibits 1</u> - Ruins Draw #1 [RRSB Ruins 02338, 02340-02352] <u>Exhibit 2</u> – Ruins Draw #2 {RRSB Ruins 02339} <u>Exhibit 3</u> - Ruins Draw #3 [RRSB Ruins 02353-02364] <u>Exhibit 4</u> - Ruins Draw #4 [RRSB Ruins 02365-02377] <u>Exhibit 5</u> - Ruins Draw #5 [RRSB Ruins 02378-02404] <u>Exhibit 6</u> - Ruins Draw #6 [RRSB Ruins 02405-	W	X												



[illegible]



			dated 9/22/2025																
RR 4			Construction Loan Agreement dated 3/9/2022 [RRSB Ruins 01078-01088]	W	X														
RR 5			Promissory Note dated 7.14.22 to Jesse Craig <i>et. al.</i> ; Loan Agreement between Jesse Craig, <i>et. al</i> and Charles Aarestad dated 4/17/2023; Loan Restructure Agreement dated 6/29/2023; and check for \$400,000	M	X														
RR 6			Promissory Note dated 12/09/2022 to Craig Holdings, LLC; Loan Agreement between Jesse Craig <i>et. al.</i> and Randall Aarestad; Loan Restructure Agreement dated 6/29/2023; and check for \$600,000	M	X														
RR 7			Certified Copy of State Court Complaint (S.D. Court File No. 14CIV24-000068)	W	X														
RR 8			Certified Copy of State Court Motion for Partial Summary Judgment (S.D. Court File No. 14CIV24-000068)	W	X														
RR 9			Certified Copy of State Court Motion for Appointment of Receiver and Request for Expedited Hearing (S.D. Court File No. 14CIV24-000068)	W	X														
RR 10			Certified Copy of State Court Docket (S.D. Court File No. 14CIV24-000068)	W	X														
RR 11			Certified Copy of Order Appointing Receiver (S.D. Court File Nos. 14CIV24-000064 & 14-CIV24-000065)	W	X														
RR 12			Summary of Draw Request Invoices vs. Original Invoices (updated 10/16/25)	W															
ECF 114			Transcript of Deposition of Jesse Craig with Exhibits 1-28	M															
ECF 115			Transcript of Deposition of Mulinda Craig with Exhibits 29-34	M															
ECF 141-11			Email of November 7, 2023 filed as Exhibit 11 [ECF 141-11]		X														
ECF 141-12			First Amended Ruins Plan dated September 23, 2025 [ECF 141-12]		X														



ECF 141- 13			Disclosure Statement for First Amended Chapter 11 Plan for The Ruins, LLC [ECF 141-13]		X												
ECF 141- 14			Ruins Term Sheet [ECF 141-14]		X												
ECF 141- 15			Email of October 17, 2022 [ECF 141-15]		X												

- \* - O - Original Record & Authenticity Only
- \* - A - Admitted into Evidence for all purposes
- § - Federal Rule of Evidence Rule Number

Irregular Exhibits: \_\_\_\_\_

Dated this 28th day of October, 2025.

**VOGEL LAW FIRM**

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ATTORNEYS FOR RED RIVER STATE BANK

Dated: October 28, 2025

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**Re: The Ruins LLC**  
**Case No. 25-30004**

STATE OF NORTH )  
DAKOTA

) SS  
COUNTY OF CASS )

**CERTIFICATE OF SERVICE**

The undersigned does depose and say that on October 28, 2025, the following document(s):

**RED RIVER STATE BANK'S EXHIBIT LIST**

Was served electronically to the following:

*All ECF Filing Participants*

*/s/ Caren W. Stanley*